

PUBLISHED BY THE LA GRANDE OBSERVER & THE BAKER CITY HERALD - SERVING WALLOWA, UNION & BAKER COUNTIES



CLASSIFIEDS

DEADLINES:

LINE ADS:
Monday: noon Friday
Wednesday: noon Tuesday
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interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 has the right to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owning an obligation, the performance of which is secured by the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 7/12/2018 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036 Shella Domilos, Authorized Signatory of Trustee

Legal No. 00055221
Published: August 27, September 3, 10, 17, 2018

STORAGE UNIT AUCTION

Description of Property: Bed, dressers and boxes of misc. items.
Property Owner: Brian Wilson and Rod Wilson
Amount Due: \$414.75 as of August 22, 2018
Auction to take place on Tuesday, September 25, 2018 at 9:00 a.m. at Jalu Storage #45 located on D Street in Baker City, OR 97814.

Name of Person Foreclosing: Jalu Storage is managed by The Grove Team, Ltd, 845 Campbell, Baker City, OR 97814, 541-523-6485

Legal No. 00055880
Published: September 12, 14, 17, 19, 21, 24, 2018

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PUBLIC HEARING

October 2, 2018
At 7:30 P.M.
Cove City Hall
504 Alder
Cove, OR 97824

A public hearing will be held to consider a Conditional Use application by John Robinson & Cheryl S. Robinson, Trustees and Jennifer Taylor of Ryka Consulting on behalf of New Cingular Wireless PCS LLC on Map & Tax Lot 3S4021AD-500 to replace three existing antennas with three new antennas and addition of three ancillary devices on existing monopole.
Applicable Land Use Requirements: Zoning Ordinance, 1984 5.03 (1) & 4.03.(10)
The 1984 Zoning Ordinance pertaining to this application request is available to review at the City Office. If you are unable to attend the hearing, your written comments for the Council's consideration must be received at City Hall no later than Monday October 1, 2018.

City Recorder

Published: September 17, 2018
Legal No. 00055937

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TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-17-796530-SW
Reference is made to that certain deed made by WILBUR D. BOWMAN as Grantor to TICOR TITLE INSURANCE COMPANY, as trustee, in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B., as Beneficiary, dated 2/4/2008, recorded 2/12/2008, in official records of UNION County, Oregon in book/fee/instrument/microfilm/reception number 20080587 and subsequently assigned or transferred by operation of law to U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT covering the following described real property situated in said County, and State: APN: 03S3807DD 5301 3044 ALL OF LOT 4 AND THE EAST 20 FEET OF LOT 3 IN BLOCK 2-B STREET OF THE ORIGINAL TOWNSITE OF LEGRAND, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION, TOGETHER WITH THAT PORTION OF THE ALLEY THROUGH SAID BLOCK 2-B STREET, NOW VACATED, WHICH INURED TO THE ABOVE PROPERTY BY VACATION ORDINANCE NO. 3052, SERIES 2007, RECORDED APRIL 6, 2007 AS DOCUMENT NO. 20071741. Commonly known as: 112 2ND STREET, LA GRANDE, OR 97850 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$0.00 TOTAL REQUIRED TO PAYOFF: \$210,353.56 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: BORROWER(S) HAVE DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER AND, AS A RESULT, ALL SUMS DUE UNDER THE NOTE HAVE BECOME DUE AND PAYABLE. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 11/15/2018 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, Inside the main entrance of the Daniel Chapin Building, located at 1001 4th Street, La Grande, Oregon 97850 County of Union, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest WILBUR BOWMAN 112 2ND STREET LA GRANDE, OR 97850 Original Borrower DONNA VANDERPOOL CLAIMING SUCCESSOR OF THE ESTATE OF WILBUR D BOWMAN 112 2ND STREET LA GRANDE, OR 97850 Original Borrower / Current Owner JANICE KOHR HEIR AND/OR DEVISEE OF WILBUR D. BOWMAN, DECEASED 112 2ND STREET LA GRANDE, OR 97850 Original Borrower / Current Owner For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.com In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by QUALITY LOAN SERVICE CORPORATION OF WASHINGTON. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter

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is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. T.S. No.: OR-17-796530-SW
Dated: 7/12/2018 Quality Loan Service Corporation of Washington, as Trustee Signature By: Chelsea Bonds, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241

Published: September 10, 17, 24, October 1, 2018
Legal No. 00055176

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Jared L. Underhill and Sheena L. Underhill, Husband and Wife, whose address is 2302 East L Ave, La Grande, OR 97850 as grantor to Abstract & Title Company, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Mann Mortgage, LLC dba Allied Mortgage Resources, Its Successors and Assigns, as named Beneficiary, dated November 30, 2009, recorded December 3, 2009, in the mortgage records of Union County, Oregon, as Instrument No. 20094378; JPMorgan Chase Bank, National Association is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: Lot 1 of Frontier Subdivision, Union County, Oregon, according to the recorded plat of said addition.. COMMONLY KNOWN AS: 2302 East L Ave, La Grande, OR 97850. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$791.94, from November 1, 2017 and monthly payments in the sum of \$761.96, from January 1, 2018, plus prior accrued late charges in the amount of \$66.78, plus the

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sum of \$75.00 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$102,699.86, together with accrued interest in the sum of \$3,005.25 from August 1, 2018, together with interest thereon at the rate of 3.5% per annum from August 2, 2018, plus prior accrued late charges in the amount of \$66.78, plus the sum of \$510.84 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on January 3, 2019, at the hour of 1:00 PM PT, in accord with the standard time established by ORS 187.110, at the front entrance of the Daniel Chapin Building, located at 1001 - 4th Street, in the City of LaGrande, OR, County of Union, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying to the beneficiary of the entire amount due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligations or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatements/Payoffs - ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.shapiroattorneys.com/wa. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Also, please be advised that pursuant

to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: 08-08-2018 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa, Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-122858

Published: August 27, September 3, 10, 17, 2018
Legal No. 00055649

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to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: 08-08-2018 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa, Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-122858

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Legal No. 00055649

“I’VE NEVER UNDERSTOOD WHY MY HUMAN WON’T LEAVE THE HOUSE WITHOUT HER LEASH. I THINK SHE’S AFRAID OF GETTING LOST. BUT IT’S OK, I KIND OF LIKE SHOWING HER AROUND.”
—HARPER adopted 08-18-09

A PERSON IS THE BEST THING TO HAPPEN TO A SHELTER PET

adopt
theshelterpetproject.org

Ad Council THE HUMANE SOCIETY OF THE UNITED STATES

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Legal No. 00055649

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Ad Council NHTSA SAFETY COUNCIL OF AMERICAS

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